

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Canton

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	15	+ 7.1%	33	33	0.0%
Closed Sales	11	10	- 9.1%	33	26	- 21.2%
Median Sales Price*	\$870,000	<b>\$762,500</b>	- 12.4%	\$800,000	<b>\$800,000</b>	0.0%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	26	60	+ 130.8%	33	65	+ 97.0%
Percent of Original List Price Received*	100.4%	95.9%	- 4.5%	99.9%	97.0%	- 2.9%
New Listings	16	21	+ 31.3%	35	33	- 5.7%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

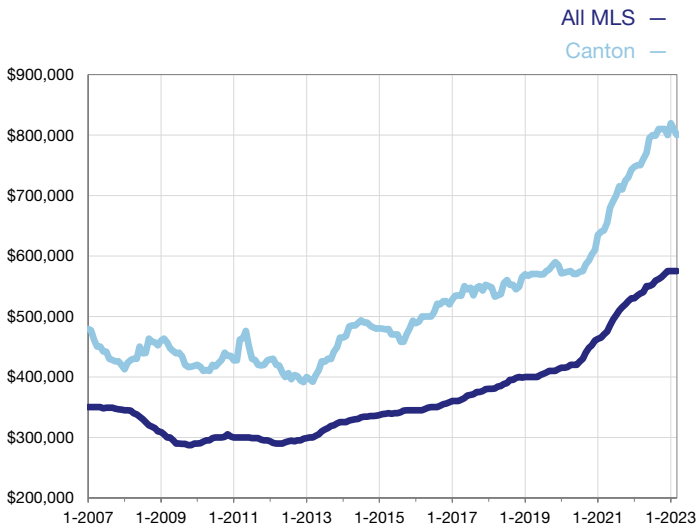
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	9	- 25.0%	42	15	- 64.3%
Closed Sales	26	6	- 76.9%	49	38	- 22.4%
Median Sales Price*	\$608,547	<b>\$489,500</b>	- 19.6%	\$535,000	<b>\$582,480</b>	+ 8.9%
Inventory of Homes for Sale	19	16	- 15.8%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--
Cumulative Days on Market Until Sale	80	26	- 67.5%	65	27	- 58.5%
Percent of Original List Price Received*	106.3%	104.2%	- 2.0%	103.5%	106.9%	+ 3.3%
New Listings	15	10	- 33.3%	44	23	- 47.7%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

